

FOR SALE

Depot/Offices and Yard



Depot, Peasiehill Road, Elliot Industrial Estate, Arbroath, DD11 2NJ



- **Gross Internal Floor Area: 896 sq m (9,645 sq ft)**
- **Close to main trunk road links**
- **Established Industrial Location**
- **Positioned at entrance to estate**
- **Good yard**
- **1.19 acre site**
- **Offers over £150,000**

VIEWING & FURTHER INFORMATION:

Scott Robertson
s.robertson@shepherd.co.uk

Ronald Dalley
ronald.dalley@shepherd.co.uk

T: 01382 200454
F: 01382 878008

www.shepherd.co.uk

LOCATION

Arbroath is positioned on the north-east coast of Scotland approximately 18 miles north-east of Dundee, within the Local Authority area of Angus.

The town, which is the largest of the Angus Council towns, has a resident population of some 23,500 persons (source: Angus Council).

Arbroath hosts a range of manufacturing, retail and service businesses and has developed as a popular holiday resort.

Elliot Industrial Estate is an established employment location situated on the western edge of Arbroath just north of the A90 and hence accessible to the local and in turn national road networks.

Surrounding occupiers include AJR Automation, Howdens, Travis Perkins, Stagecoach and Halliburton.

DESCRIPTION

The subjects comprise a standalone depot and yard positioned near the entrance to Elliot Industrial Estate.

The building is constructed around a steel frame with brick and harled infill panels. The roof over is also of steel frame construction.

Floors are of concrete and windows are single glazed timber casement units.

ACCOMMODATION

By our calculations the subjects extend to:

Floor	Square Metres	Square Feet
Ground	896	9,645
Total	896	9,645

FOR SALE

Depot/Offices and Yard



Depot, Peasiehill Road, Elliot Industrial Estate, Arbroath, DD11 2NJ

The foregoing areas have been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

In addition a mezzanine has been constructed providing lightweight storage extending to some 112 sq.m. (1,205 sq.ft).

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £24,700.

The Unified Business Rate for the financial year 2017/2018 is 46.6 pence exclusive of water and sewerage.

PROPOSAL

Offers over £150,000 will be considered.

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the purchaser responsible for any Land and Building Transaction Tax.

VAT

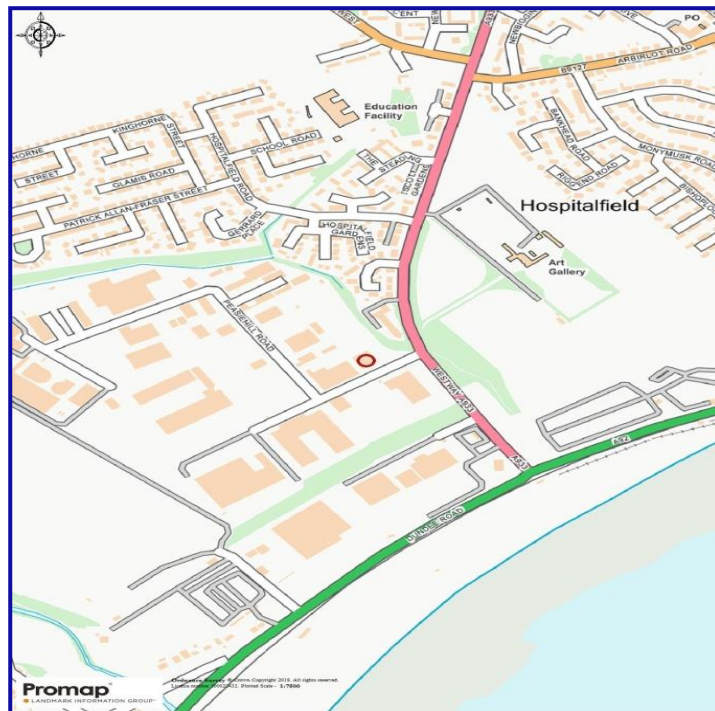
All prices exclude VAT.

ENERGY PERFORMANCE RATING

The property currently has an EPC rating of 'C' and the full EPC is available to interested parties.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



VIEWING

For further information or viewing arrangements please contact the sole agents:

A 13 Albert Square, Dundee, DD1 1XA

T 01382 200454

F 01382 878008

E Scott Robertson – s.robertson@shepherd.co.uk
Ronald Dalley – ronald.dalley@shepherd.co.uk

Publication date: 01 February 2018